

# KENTUCKY REAL ESTATE APPRAISERS BOARD

## TYPE OF MEETING

Regular Meeting

## DATE AND LOCATION

October 24, 2012 – 9:00 a.m. – Board Office

## PRESIDING OFFICER

Harold Brantley, Chair

## ROLL CALL

Present:

Harold Brantley, Chair  
Sam Blackburn, Vice Chair  
G. Herbert Pritchett, Board Member  
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
Ravon Radmard, Executive Secretary  
James Grawe, Board Counsel

Absent:

Dorsey Hall, Board Member

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance. Chair Brantley commented that the AARO meeting was very informative of the new changes that will be forthcoming in 2015.

## MINUTES

Motion by Sam Blackburn, second by Kathy Mayfield and the Board approved the September 18, 2012 minutes with change. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## EDUCATION

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to approve the following course for fiscal year 2012-2013. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

### A. New Courses:

#### (1) McKissock, LP

1. Disciplinary Cases – What NOT to do – 7 hours CE (Live Webinar)
2. Land and Site Valuation – 5 hours CE (Live Webinar)

#### (2) Dennis Badger & Associates

1. Estimating Value by Extraction – 3.5 hours classroom

#### (3) Wilson Education Group

1. WEG 430 – Market Analysis & Highest and Best Use – 15 hours QE & CE Classroom

## CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (a) James R. Brockman - Associate
- (b) Shelita K. Compton – Certified General (GA)
- (c) Jason L. Cox – Certified General
- (d) Nikki L. Crouch - Associate
- (e) Terry O. Herrington, Jr. – Associate
- (f) Sherry L. Hulsey - Associate
- (g) Nicole E. Jackson - Associate
- (h) Joseph W. Krimple – Associate
- (i) Zachary M. Potts - Associate
- (j) Seth A. Shelton – Associate
- (k) Angela C. Woodlee - Associate

B. Approval – AMC Companies - Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to approve the following Appraisal Management Company list. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (1) Asset Management Outsourcing Services, Inc. - #103

## EXPERIENCE REVIEW

- A. Christopher Allen – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to reject the experience for Certified Residential. Mr. Allen will need to submit one additional appraisal report and complete the Computer Science requirement for College Education. After experience has been approved, Mr. Allen will need to successfully pass the Certified Residential Exam. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- B. Benjamin Baker – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to approve the experience for Certified General. He must pass the general exam. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- C. Jason L. Cox – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously voted to approve for Certified General. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- D. Thomas J. Wright – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously voted to approve the experience for Certified Residential. He must pass the Certified Residential exam. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

## COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 60 cases for 2012 have been filed.
- B. Investigator Report – The investigator informed there are ten cases in progress. Case No. 12-16 and 12-23 have been sent back to investigator for clarification on a few matters within the investigator report. Case no. 12-43 and 12-52 are in progress.
- C. Case No. 12-38 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- D. Case No. 12-39 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- E. Case No. 12-41 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

F. Case No. 12-01 – Appraisal Management Company – Successful settlement by parties.  
Case Closed

G. Case No. 12-17 – Roy Sherrill – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously accepted the agreed order whereby the respondent: Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (a) Sherrill shall complete a 15 hour National USPAP course with successful completion of examination and a 30 hour Sales Comparison & Market Analysis course with successful completion of the examination. Said 45 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2013.
- (b) Sherrill agrees to have no trainees for two years from the date of the agreed order.
- (c) Sherrill agrees to submit a log to the Board every 3 months for a period of two years from the date of the agreed order.
- (d) Sherrill agrees to provide the board staff or board designee immediate access to assignment workfiles that may be selected from the assignment log upon notice.
- (e) Sherrill agrees if the above items are not completed in the time noted, the respondents Kentucky Certified Residential Appraiser status will be automatically suspended for a period not less than 90-days or until all items of the agreed order shall be completed.

H. Case No. 11-37 and 12-01 – Terry Walker – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to accept the agreed order. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- a. If Walker fails to successfully complete the course work (200 hours) required by the Appraiser Qualifications Board (AQB) for Certified Residential appraiser credential outlined in 201 KAR 30:190 prior to June 30, 2013 his license to practice shall be suspended from that date forward until such time as he does successfully complete the courses.
- b. Walker and all Kentucky licensed Associate Real Property Appraisers under his supervision shall complete the mandatory board “Supervisor-Associate” course no later than December 1, 2012.
- c. Walker agrees that the Board shall have the right to review files for a period of three years from the date of the agreed order.
- d. Walker agrees to submit to the Board a log containing a list of all real property appraisal assignments on a quarterly basis for a period of three years from the date of the agreed order.

- e. Walker agrees that the board staff or individuals designated by the board shall be given access upon notice to files that may be requested by random selection from the assignment log.
- f. Walker agrees that the Board shall not renew his certification for the 2013 renewal cycle July 1, 2013 until he has completed the requirements of the terms set out in paragraphs (a) through (f) of this order.

I. Board Hearing Discussions – Larry Disney reported that cases

- (1) 10-41 & 11-02 – Lin Bell – Agreed Order Pending. All parties have met and documents have been submitted to Respondent Attorney.
- (2) 11-08, 12-13, 12-14, 12-15 – J. Rodney Williams – Meeting scheduled for November 13, 2012 for possible resolution.
- (3) 11-13 – Thomas & Norman Christie – Hearing – No date at this time
- (4) 11-36 – Charles Walton – Hearing – No date at this time
- (5) 12-10, 12-11, 12-12, 12-25, 12-26 – Lynn Prichard – In communication with Attorney
- (6) Board attorney James Grawe was asked by the Board to work diligently with the Attorney General office of hearings and the respondent attorneys to move cases along ASAP. These case awaiting hearing are now official outside the Board ability to move forward without legal approval to do so.
- (7) 12-04 and 12-05 – Federal Level pending final jurisdiction.

## MISCELLANEOUS

The Board reviewed the following information

- A. Budget ending September 2012
- B. ASC Compliance Review Dates – March 20-22, 2013
- C. November 2012 Board Meeting – November 20, 2012
- D. December 2012 Board Meeting – December 20, 2012
- E. 2013 Board Meeting Dates
- F. April 2013 Board Meeting Date will be changed to April 19, 2013 – 9:00 a.m.
- G. 2013 Seminar Meeting Dates
- H. Email from Paul David Brown – The Board advised Larry Disney to respond to Paul David Brown that if the AMC violated the 45 day regulation concerning payment of fees, a case would be filed.
- I. Larry Disney advised the Board that the Department of Financial Institutions seminars were well attended.
- J. Chair Brantley advised the staff to schedule a Board retreat and Board meeting at the Kentucky Dam Village Resort Park in May 2013 and a Board meeting in Somerset, KY in August 2013 and bring back to the November 2013 Board meeting.

K. Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously accepted the regulation changes for KAR 30:030, 30:050, 30:070. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

Marvin Dever made an appearance to address the Board on AMC's agreements that the AMC's are requiring appraisers to sign.

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed to adjourn the meeting. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

  
Chair

  
Staff Assistant